



City of Tigard

River Terrace TAC Summary

MEETING DETAILS: Tuesday, March 19, 2013
9:00-11:00am, Tigard Town Hall

Committee Members in Attendance

Brian Rager, City of Tigard
Steve Martin, City of Tigard
Dave Wells, King City
Allen Kennedy, TVF&R
Paul Whitney, Tualatin Riverkeepers
Paul Shaefer, Washington County
Dave Winship, City of Beaverton
Valerie Sutton, City of Beaverton

Anne Debbaut, DLCD
Ray Valone, Metro
Kelly Hossaini, TTSD
Dick Winn, IWB
Andy Braun, CWS
Jabra Khasho, City of Beaverton
Judith Gray, City of Tigard

Staff Present

Darren Wyss, City of Tigard
Marissa Daniels, City of Tigard
Cheryl Caines, City of Tigard

Consultant Staff Present

John Spencer, Spencer Consultants

Tasks from this meeting:

- Contact Metro staff regarding Title 13 updates and applicability to River Terrace
- Create a crosswalk diagram for city and county zoning
- Send link to the group for the new urban forestry code
- Send link to the group for the River Terrace Tree Grove Inventory Report
- Send stakeholder working group and community meeting schedules to the group
- Send new urban forestry code information to property owners
- Contact CWS staff regarding code updates for trails in vegetated corridors

Introductions

Darren thanked everyone for coming and reviewed the meeting goals and agenda, then led the group through a round of introductions.

Roles and Responsibilities

Darren reiterated the role of the TAC is to provide feedback and advice to staff during the planning process. The TAC will try to build consensus on recommendations, but if this is not possible then the group will vote on a recommendation.

Darren said there will also be a Stakeholder Working Group (SWG) involved in the RTCP planning process. The SWG will also provide feedback and advice to the project team. Minutes of SWG meetings will be shared with the TAC and minutes of TAC meetings be shared with the SWG. TAC meetings will be scheduled in advance of SWG meetings so the SWG will be able to use information from the TAC during decision making.

Darren said the TAC is going to provide assistance in translating the West Bull Mountain Concept Plan (WBMCP) into the RTCP. The TAC will hold three more meetings as a group, while subcommittees will be formed for each specific infrastructure task. Darren will request subcommittee volunteers through email and phone correspondence. Staff role will be to facilitate meetings and get materials to the group a week in advance. Staff will also be responsible for providing updates on the project scope between meetings.

Darren said that the project team will be very clear about the questions that need to be answered for each meeting. Questions will be outlined in the meeting packets. Information will be presented on each work task and input will be collected from the TAC. At the next meeting, staff will present revisions/refinements based on SWG and TAC feedback. At that time, TAC members will be asked for a consensus recommendation. TAC members will see everything at least twice before having to make a decision.

Project Information

Darren reiterated that the RTCP process will use the vision that was outlined in the WBMCP and refine it as necessary to meet state, city, and regional requirements. Since the WBMCP, all of the area known as River Terrace has been annexed to the City of Tigard.

There are 11 primary work tasks associated with this project. The Public Involvement task, Natural Resources task, and Zoning/Land Use task will be led by the City. The PI task will be guided by the Committee for Citizen Involvement's adopted Public Involvement Plan. The City will engage a consultant to help with the infrastructure tasks (including Water, Sanitary Sewer, Stormwater, Transportation, Parks; Infrastructure Financing and Public Facility Plan). The Request for Proposal (RFP) for this work was being published the day after the meeting; the consultant will be engaged in May and will attend future TAC meetings to provide information to the group. The sanitary sewer and water studies will include the urban reserve areas to ensure proper pipe sizing during development.

Darren said the public involvement program for this planning process will occur over the next 10 months. The SWG and TAC will each meet five times. In addition, the project will have four community meetings.

Darren noted the most important task in the list is the infrastructure financing. It is vitally important to have necessary funding mechanisms in place to supply the needed infrastructure for development of the area. This task will stretch the length of the RTCP planning process.

Darren said the outcome of the RTCP planning process will be having city zoning and land use regulations in place and a financing strategy that allows the River Terrace area to be developed into a complete community. The

schedule has been accelerated to try to meet a timeframe of completion by March 2014, including the legislative process.

Darren reviewed the TAC meeting topics:

- Meeting 1– Group initiation; introduce Zoning and Natural Resources
- Meeting 2 – Introduce Parks and Water; revisit Zoning and Natural Resources
- Meeting 3 – Introduce Sanitary Sewer, Storm Water, Transportation; revisit Parks and Water
- Meeting 4 – Introduce Financing; revisit Sanitary/Sewer, Storm Water, Transportation –
 - Darren noted that although Financing will be discussed with each infrastructure task, meeting 4 will provide an opportunity to make specific recommendations on Financing
- Meeting 5 – Final review and recommendations

Darren reiterated we are moving forward from the vision of the WBMCP. The project team’s expectation is that the TAC members are familiar with the content of the WBMCP and a detailed review is not necessary. If a committee member needs additional information, the team is happy to provide information or meet with group members to get them up to speed if needed.

Darren concluded by saying he hopes the TAC can come to a consensus on an RTCP that implements the vision of the WBMCP and move the community plan into the legislative adoption process.

Group Discussion

Several TAC members asked to be sent the SWG and Community Meeting schedules.

Natural Resources Work Task Review

Darren said that the City’s natural resource program is based on the sensitive lands chapter in the Community Development Code (CDC) which provides guidance for incentives, flexibility, and protections and three separate maps: Significant Habitat, Significant Tree Groves, and Wetlands and Stream Corridors. The process for developing these maps followed local and regional guidelines and meet state or regional requirements. The intention is to update these maps with the resources in the RTCP and then adopt the maps.

Significant Habitat Map

The Significant Habitat Map was originally part of the Tualatin Basin Partnership (Title 13). The City adopted the map in 2006 with associated development code amendments. When adoption took place, Measure 37 was in play, so the Partnership made a decision to apply voluntary, low-impact development guidelines. This approach was accepted by Metro.

Significant Tree Groves Map

Darren said that the Significant Tree Grove Preservation Program is a new program that was done as part of the City’s Urban Forestry Code Revision project. Mature native tree groves of two acres and larger were inventoried as part of this process; the inventory in River Terrace was completed in Fall 2012 and followed state Goal 5 guidelines. During the development process, these voluntary and flexible development standards can be used to provide incentives to property owners/developers in saving some or all of an inventoried tree grove. The incentives include transfer of density to non-tree grove portion of property, reduction in minimum density requirements or increased height and reduced setbacks in commercial/industrial zones. Using the flexible standards and incentives can be a benefit in meeting the newly adopted city canopy requirements. The new tree code rewards developers for having trees on their property. It’s important to be aware that the tree code has changed.

The City has brochures covering the elements of the tree code; there were no copies at this meeting but Darren will email these out prior to the next meeting and copies will be brought to the next meeting.

Wetlands and Stream Corridors Map

Darren said that the Wetlands and Stream Corridors Map complies with the Goal 5 Local Wetland Inventory as well as Metro's Title 3 program (which is implemented through the Clean Water Services Design and Construction Standards). Information on the map is approximate boundaries and detailed delineations are performed during the development process. Wetland inventory conducted during WBMCP process and the State Division of Lands has approved this inventory in Fall 2012; the City plans to adopt this map into the local inventory. The same contractor is completing the ESEE analysis for the wetlands and the tree groves.

Summary

Darren said that the intent today is to make sure the group understands the purpose of the three maps, how they were inventoried and what regulations apply to them. The City's intent is to update the maps with inventories from River Terrace and adopt the maps as part of the city's natural resource program.

Group Discussion

- Metro is updating Title 13 inventory. City should coordinate with Metro.
- The TAC asked whether the Roshak Pond will be drained, as it was a popular topic of discussion during the WBMCP process. The pond could be increasing downstream water temperatures and the condition of the earthen dam is not known. *Darren stated it will be evaluated during the stormwater task.*
- The group asked to be sent a link to the new tree code regulations and the tree grove inventory report.
- The group recommended sending new tree code information to property owners.
- The group asked about reduction of density incentives for tree groves and whether Metro has concerns. *Darren stated the impacts will be outlined in the ESEE analysis.*
- The group recommended following up with CWS about code updates focused on trails in the vegetated corridor and wetlands. The Metro green trail guidelines recommend avoiding these natural features. City needs to consider how to remedy the two in the process.
- Questions about the location and timing of pump stations were asked. Will it be located in a wetland? Is it possible to site it outside of the UGB to avoid wetlands? *Andy Braun (CWS) responded that a pump station siting study is scheduled for July and both inside/outside the UGB will be analyzed. CWS prefers to site only once and this pump station will also serve South Cooper Mt. Darren stated these questions will get further attention during the sanitary sewer task.*
- The group asked about FEMA changes for development in the floodplain. *Anne Debbaut (DLCD) responded she can keep the group informed and have a representative talk to the jurisdictions if needed.*

Zoning Work Task Review

Darren explained that the River Terrace zoning must meet two separate Title 11 requirements – Areas 63 and 64 must meet 2002 requirements (10 units per net developable acre); Roy Rogers West (RRW) must meet 2011 requirements (contain 479 housing units). However, some of the 479 units can be placed in Areas 63 and 64 as long as the City shows they have met both requirements overall.

The Tigard City Council adopted the recommended land uses in the WBMCP in December 2012. These are shown as colored areas on the map.

The project team has created two scenarios shown in two separate maps – Analysis 1 and Analysis 2. Both of these meet Title 11 requirements, though the second is better aligned with the WBMCP vision. Darren said the color schemes used in these maps are from the WBMCP.

The WBMCP assumed a density of 11.5–12 units per acre including the Rural Element. Without the Rural Element, for just Areas 63 and 64, it was 10.5 unit/acre. It also assumed that low density = 7, medium density = 14, and high density = 30.

Analysis 1

Darren referred the memo in the meeting packet. The County and City zoning designations are different, but he was able to match up minimum lot sizes. Analysis 1 has been based strictly on the recommended land use in WBMCP and what the City's code allows. This offered very limited choices to meet the requirements. This option ended up with little mix, no R-7, and required an R-40 zone to meet density requirements.

The project team believes that Analysis 1 does not meet the “spirit” of the WBMCP and isn't realistic. It ended up with very little mix of housing types and price ranges, and they are not sure if the R40 zone is realistic.

Analysis 2

Darren said that Analysis 2 applied the City's R-7 zone to low density areas, which results in a better mix of zoning overall. The highest density area is R-25. The project team would like feedback whether this is more feasible than the R-40 in Analysis 1.

Staff felt analysis 2 is more aligned with the intentions of the WBMCP and provides more flexibility in accommodating the units for RRW. It considers existing neighborhoods and keeps larger lots adjacent to existing neighborhoods with larger lots.

The TAC was split into four groups for an exercise in evaluating how the zoning meets the intent of the concept plan and which of the two analysis is preferred.

Small Group Reports

Table 1

- R-25 more appropriate than R-40
- Beef Bend & 150th increase from R-7 to R-12
- West edge of 64 change R-4.5 to at least R-7
- Change R-7 along Roy Rogers Rd to R-12
- Zoning Analysis 2 is better option

Table 2

- Provide a crosswalk between city and county zoning
- Safety issues on 150th if higher densities placed there
- Cautious of R-12 in SE 63
- Anticipate low vs. medium density issues
- Was transit considered?
- More dense around Scholls Ferry – R-12 to R-25 & R-7 above park to R-12
- R-4.5 all along edge of existing neighborhoods?
- Zoning Analysis 2 is better option

Table 3

- Possible commercial zoning for property at SW corner of Roy Rogers & Scholls Ferry Rd.?
- Draining pond will add buildable acres
- R-40 near commercial center
- R-25 below commercial center
- Illogical boundary between low & medium density in West 63 & RRW – analyze
- Fire protection needs – sprinkle higher density housing
- Zoning Analysis 2 is better option

Table 4

- Make zoning logical (e.g. follow contour lines) and flexible (e.g. not always squared off)
- May need density (R-40) for commercial to pencil out
- Neighborhood Commercial should serve local needs
- More density around park in RRW (R-7 to R-12)
- Parks are only 2/3 of city standards
- Might need to zone everything higher
- Blends nicely with existing neighborhoods
- Financing may dictate zoning needs – does this deserve a second look?
- Match with what uses may be on west side of Roy Rogers Rd (may require 15 units/acre)
- How far is the city willing to take changes? This is a clean approach and things have changed.
- What will be marketable?
- More density to support commercial area (R-25 south of CN)
- Parks and high density proximity
- Analyze illogical boundary mentioned by Table 2 & 3
- Is there enough room between steep slopes and stream corridor for development on Area 63 property?
- Zoning Analysis 2 is better option

Meeting Wrap-Up and Next Steps

Darren asked whether the same meeting day/time works for upcoming meetings. The time generally works for the group. The city will distribute a meeting invite for the next meeting.

The SWG meeting is scheduled for the Wednesday evening and the next community meeting scheduled for April 11, 2013. Both are being held in the cafeteria of Deer Creek Elementary. Information is available online.

Information for upcoming meetings will be available online and in project e-mails. TAC members will be added to the list serve. Members of the public should sign up for the list serve.

Darren thanked everyone for coming and adjourned the meeting.